Maine Land Use Planning Commission
Department of Agriculture, Conservation and Forestry

For office use:

47227 (Tracking No.) BP 13257-A (Permit No.) $ Ø see fee for GP 3387 (Fee Received)

Building Permit Amendment

SHORT FORM for Residential Development

1. APPLICANT INFORMATION

Applicant Name(s) Stephen Mikolop	Daytime Phone 978-374-1304	FAX *(if applicable)*
Mailing Address 337 Center Street	RECEIVED	Email *(if applicable)* smikolop1@aol.com
Town Groveland	JAN 27 2014	State MA / Zip Code 01834

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2. PROJECT LOCATION AND PROPERTY DETAILS

Township, Town or Plantation Indian Purchase 4	County Penobscot
Tax Information *(check Tax Bill)* Map: PE 033 Plan: 01 Lot 1	All Zoning at Development Site *(check the LUPC map)* ~~PGP~~ D-RS
Road Frontage. List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot:	**Water Frontage.** List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams, or other waters on or adjacent to your lot:
Road #1: Camp road + power line Frontage 200 ft.	Waterbody #1: South Twin Lake Frontage 203 ft.
Road #2: Frontage ft.	Waterbody #2: Frontage ft.

3. EXISTING STRUCTURES (Fill in a line for each existing structure)

Previously issued Building Permit BP 13257

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Year built	Exterior dimensions (in feet) (LxWxH)	Type of foundation (full basement, slab, post, etc.)	Horizontal Distance (in feet) of structure from nearest: Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters
Dwelling	1953	20x30x12 / 10x20x7	Post	142	40	25	—	—	
Deck	?	6x15.5 / 4x3	Block	139	40	55	—	—	—
Shed	1953	26x8x8	Stone	117	70	75	—	—	

4. PROPOSED ACTIVITIES (Fill in a line for each new or modified structure)

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Proposal (check all that apply): New structure*	Reconstruct*	Expand	Relocate*	Enclose deck/porch	Permanent foundation*	Change dimensions or setbacks	Exterior Dimensions (in feet) (LxWxH)	Horizontal Distance (in feet) of structure from nearest: Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters
stone wall + steps	☒	☒	☐	☐	☐	☐	☐	6' x 3' x 3'	>100'	40'	25'	—	—	—
	☐	☐	☐	☐	☐	☐	☐							
Filling / Grading w/in 100' of NHWM	☐	☐	☐	☐	☐	☐	☐							
	☐	☐	☐	☐	☐	☐	☐							

*** Reconstructions, Relocations, Permanent Foundations and New Accessory Structures:**

a. If the structure or foundation will not meet the LUPC's minimum setback distances from property lines, roads, water bodies or wetlands, explain what physical limitations (lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting setbacks:

slope and erosion.

BP 13257-A

b. For reconstructions, has the existing structure been damaged, destroyed or removed from your property? ☐YES ☐NO
If YES, was the structure in regular active use within a 2-year period preceding the damage, destruction or removal? ☐YES ☐NO
If YES, provide the date the structure was damaged, destroyed or removed:

5. VEGETATION CLEARING, FILLING AND GRADING, SOIL DISTURBANCE (If applicable, fill in this table)

	Proposed New Area (in sq. ft.) of cleared/filled/disturbed soil:	Distance (in feet) between edge of cleared/filled area and the nearest:					
		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal Waters
Cleared area			40	25	—	—	—
Filled/disturbed area	25 - 30 SF						

What is the average slope of land between the area to be filled/disturbed and the waterbody or wetland? 10 % ☐ NA

6. PROSPECTIVELY ZONED AREAS (RANGELEY AREA ONLY)

Buffering in Prospectively Zoned Areas. Is your property located in one of the following Prospectively Zoned Plantations or Townships? ☐YES ☒NO

Adamstown Twp. Dallas Plt. Lincoln Plt. Magalloway Plt.
Rangeley Plt. Richardsontown Twp. Sandy River Plt. Townships C, D, and E.

If YES, please complete the following table regarding the width of the vegetative buffers at the narrowest point between the existing and proposed structures and the nearest applicable road, property line, and subdistrict setbacks as applicable:

	Width of Vegetated Buffers			
	Road	Side Property Line	Rear Property Line	Subdistrict Boundary (If D-ES or D-CI)
Standard Minimum Required:	25 feet in D-GN, D-GN2, D-GN3 50 feet in D-RS, D-RS2, D-RS3 75 feet in D-ES and D-CI	15 feet	15 feet	50 feet Buffer to other Subdistricts
This property:	_____ feet	_____ feet	_____ feet	_____ feet

Note: You may be required to submit Exhibit E: Documentation for Exceptions to Buffering Requirements. (See instructions on page iii)

7. APPLICANT SIGNATURE (REQUIRED) AND AGENT AUTHORIZATION (OPTIONAL)

Agent Name *(if applicable)*	RECEIVED	Daytime Phone	FAX *(if applicable)*
Mailing Address	JAN 27 2014		Email *(if applicable)*
Town	LUPC - MILLINOCKET	State	Zip Code

I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is complete with all necessary exhibits. I understand that if the application is incomplete or without any required exhibits that it will result in delays in processing my permit decision. The information in this application is a true and adequate narrative and depiction of what currently exists on and what is proposed at the property. I certify that I will give a copy of this permit and associated conditions to any contractors working on my project. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by the LUPC. If there is an Agent listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this permit application. I understand that while there is a required Statewide Maine Uniform Building and Energy Code (MUBEC) administered by the Maine Department of Public Safety, Bureau of Building Codes & Standards, The Commission's review is limited only to land use issues and the Commission does not make any findings related to the MUBEC nor do the LUPC staff inspect buildings or enforce any provisions of that Code.

Please check **one** of the boxes below: *(see "Accessing the Project Site for Site Evaluation and Inspection")*

☑ I authorize staff of the Land Use Planning Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.

☐ I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

All appropriate persons listed on the deed, lease or sales contract must sign below.

Signature(s) Adam F. Mikolop **Date** 1/21/14

Christina C. Mikolop **Date** 1/21/14

For office use:
47227 Tracking No. BP 13257-A Permit No.

EXHIBIT C: SITE PLAN

Prepare a bird's-eye view site plan that shows your entire property and includes all the elements described for **Exhibit C** in the instructions on page ii. Do not use colors. Refer to the instructions on page ii for a sample site plan.

SEE ATTACHED SITE PLA

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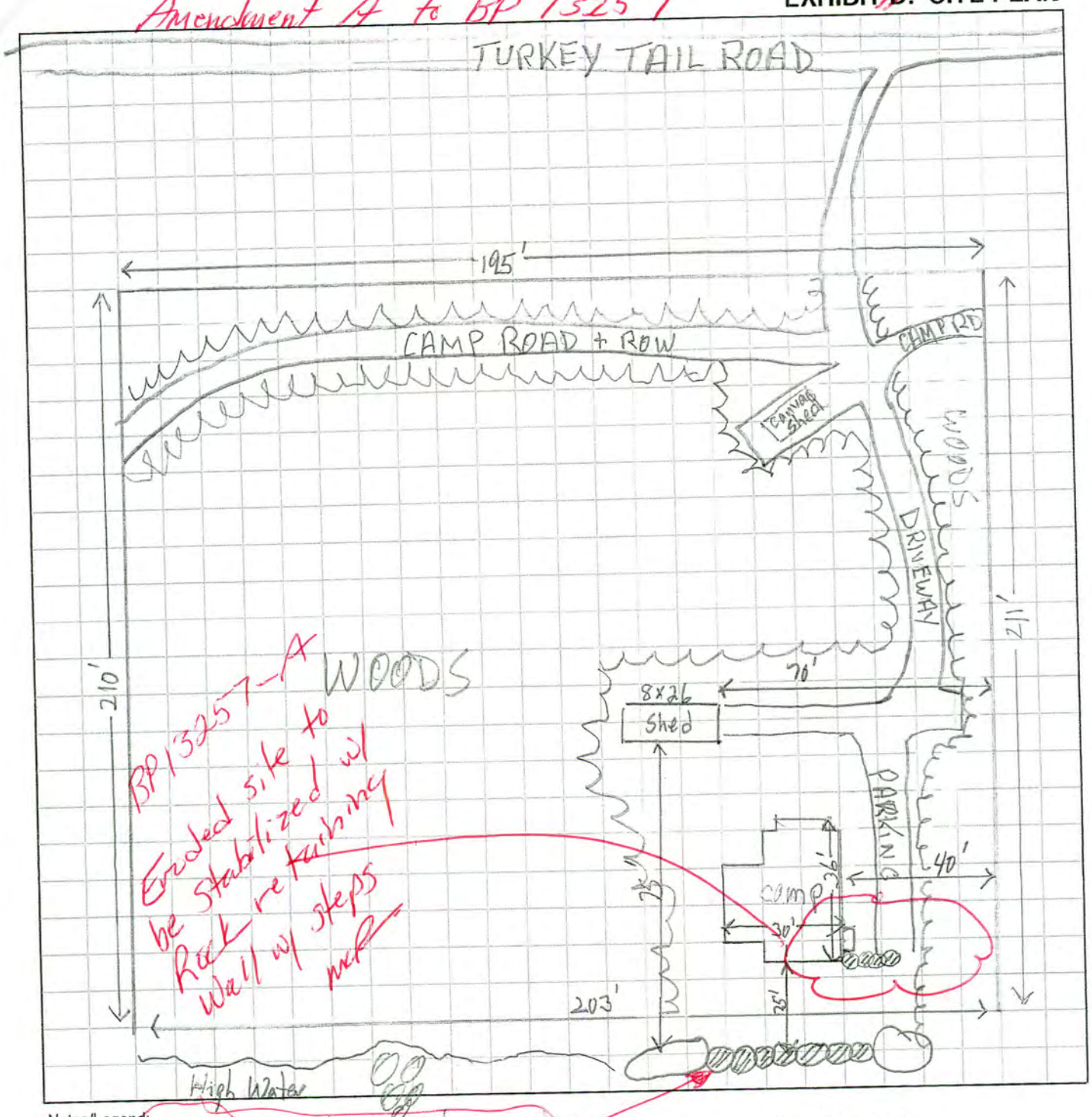
Notes/Legend: As submitted with Expedited Shoreland Alteration Permit - Project #3

Length of wall to be reduced to six (6) feet.

Amendment A to BP 13257

EXHIBIT C: SITE PLAN



Notes/Legend:

- Walls to be built/repaired
- Rocks to be moved

(Permitted under DP 3387)

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MAINE LAND USE REGULATION COMMISSION

Expedited Shoreland Alteration Application
Site Plan

Exhibit C

(Project #3)

Project #3 withdrawn
(From GP application)

Resubmitted as application for
Amendment A to BP 13257

limits of affected area

6'

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Use this page to provide any explanations that will help describe your project. If you wrote "n/a" next to any of the questions or CONDITIONS OF APPROVAL in the Attachment or in the application form, if needed please explain why below, and include the number of the question or condition.

Project #1

Rebuild deteriorating stone retaining wall. Wall will be rebuilt with existing stone and no mortar. If more stone is needed, rip rap type stone will be used.

Photos marked Project #1 A & B

44" x 45'

Rip Rap specifications provided by MCR

Project #2

Relocation of rocks. Rocks to be moved to allow boat access and the installation of a seasonal dock.

Photo marked Project #2 A

10 rocks 210 ft²

Amendment A to BP 13257

Project #3

Rectify erosion beside and under camp. Severe erosion is occuring on a slope that is part of an existing driveway and parking area. Natural stone wall to be built with steps and the area to be graded away from the shoreline and the camp.

Photo marked Project #3 A

3' x 12'

~~Note: Applicant has withdrawn Project #3 from this application (BP applic.) as of Jan. 16, 2014~~

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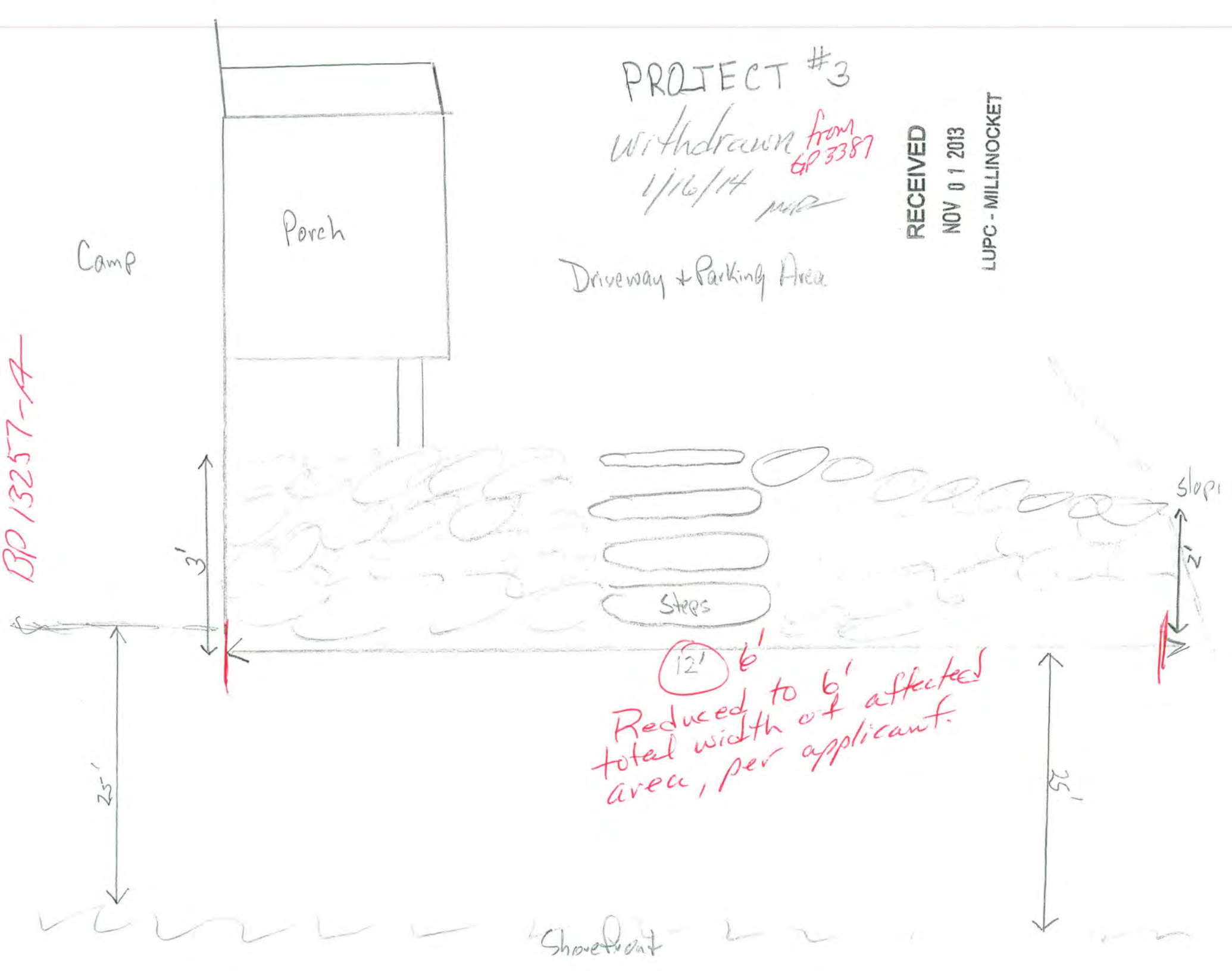
MCR

Resubmitted as Amendment to BP 13257

MLR


PROJECT #3
withdrawn from GP 3387
1/16/14
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Camp
Porch
Driveway + Parking Area
BD 13257-A
3'
Steps
slope
2'
12'
6'
Reduced to 6' total width of affected area, per applicant.
25'
25'
Shoreline

CONDITIONS OF APPROVAL

BP 13257-A

1. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
2. Structures authorized under this permit, as well as filled and graded areas and cleared openings created as part of construction activities authorized under this permit, must be located to meet the road, property line, water and wetland setback distances, exterior dimensions and building heights listed in the tables in Sections 4 and 5 and approved by this permit.
3. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
4. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
5. Upon completion of the authorized structures within the terms of this permit, any existing structures to be removed from the lot and other construction debris must be disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.
6. Soil disturbance must not occur when the ground is frozen or saturated.
7. Topsoil must not be removed from the site except for that necessary for construction activities authorized in this permit. Topsoil must be stockpiled at least 100 feet from any water body.
8. Temporary and permanent sedimentation control measures must be implemented to effectively stabilize all areas of disturbed soil and to catch sediment from runoff water before it leaves the construction site so that sediment does not enter water bodies, drainage systems, water crossings, wetlands or adjacent properties. Clearing and construction activities, except those necessary to establish sedimentation control devices, shall not begin until all erosion and sedimentation control devices (including ditches, culverts, sediment traps, settling basins, hay bales, silt fences, etc.) have been installed and stabilized. Once in place, such devices shall be maintained to ensure proper functioning.
9. Effective, temporary stabilization of all disturbed and stockpiled soil must be completed at the end of each work day. All temporary sedimentation and erosion control devices shall be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
10. All exterior lighting must be located and installed so as to illuminate only the target area to the extent possible. Exterior lighting must not produce a strong, dazzling light or reflection beyond lot lines onto neighboring properties, water bodies, or roadway so as to impair driver vision or to create nuisance conditions.
11. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
12. If the permittee holds interest in this parcel of land via a sales contract or other binding agreement, the permittee shall submit a copy of the deed transferring title of this parcel to the Commission upon final execution of such deed.
13. Once construction is complete, the permittee shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
14. The permittee shall secure and comply with all applicable licenses, permits, authorizations, and requirements of all federal, state, and local agencies including but not limited to: Air and Water Pollution Control Regulations; Subsurface Wastewater Disposal System approval from the Local Plumbing Inspector and/or Maine Department of Health and Human Services, Subsurface Wastewater Program.
15. All conditions of previously issued Commission permits shall remain in effect, except as specifically modified by this permit. In addition, all conditions of any Subdivision Permit authorizing the creation of the permittee's parcel as they pertain to said parcel shall remain in effect.

This permit is approved only upon the above stated conditions and remains valid only if the permittee complies with all of these conditions. Any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

LUPC AUTHORIZATION (for office use)

Based on the information you have submitted in the attached application and supporting documents, the staff of the Land Use Planning Commission concludes that, if carried out in compliance with the conditions of approval above, your proposal will meet the criteria for approval, 12 M.R.S.A. §685-B(4) of the Commission's statutes and the provisions of the Commission's *Land Use Districts and Standards*. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Planning Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

LUPC Authorized Signature	Effective Date
	Jan. 28, 2014